

Applicants are reminded that all Return Receipts from Certified Mail of Public Hearing must be submitted prior to Public Hearing for the application to be heard.

**All Applicants and Property Owners
And/or their Legal Representative Must be Present.**

AGENDA

NOTICE OF PUBLIC HEARING

WARRICK COUNTY AREA PLAN COMMISSION

Regular hearing to be held in Commissioners Meeting Room,
Third Floor, Historic Court House,
Boonville, IN

Monday, December 14, 2020 6:00 PM

North & South doors of Historic Court House open at 5:50 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the Minutes of the last regular meeting held November 9, 2020.

PRIMARY PLATS:

PP-20-17: Hillside Meadows: PETITIONER/OWNER: SPM Development, Inc by Phil Reinbrecht, President/CO. 5.87 acres located on the N side of Sharon Road. Approximately 330' W of the intersection formed by Jefferies Lane and Sharon Road. Ohio Twp 35-6-9. (*Complete legal on file*). (*Advertised in the Standard December 3, 2020*).

PP-20-18: Essex @ Berkshire PUD: PETITIONER: Ukon LLC by Danny Ubelhor, Member OWNER: Maken Corporation by Daniel Ubelhor, President. 35.19 acres located on the S side of Oak Grove Road. Approximately 1,200' W of the intersection formed by Oak Grove Road and Roslin Road. Ohio Twp 20-6-8. (*Complete legal on file*). (*Advertised in the Standard December 3, 2020*).

REZONINGS:

PC-R-20-18: PETITIONER: Ukon LLC by Danny Ubelhor, Member OWNER: Maken Corporation by Daniel Ubelhor, President. 35.19 acres located on the S side of Oak Grove Road. Approximately 1,200' W of the intersection formed by Oak Grove Road and Roslin Road. From "M-2" General Industrial Zoning District to "R-1/PUD" One Family Dwelling with a Planned Unit Development. Ohio Twp 20-6-8. (*Complete legal on file*). (*Advertised in the Standard December 3, 2020*).

SUBDIVISION CONTROL ORDINANCE AMENDMENTS:

ARTICLE IIIA PROCEDURES FOR SUBMISSION OF "MAJOR" SUBDIVISIONS
SECTION 13 PROOF OF FINANCIAL RESPONSIBILITY SUBSECTION 4(a) The purpose of this ordinance is to update surety requirements.

ARTICLE IV GENERAL REGULATIONS AND DESIGN SECTION 2 STREETS. The purpose of this ordinance is to amend minimum ROW for private streets from 50' to 40'.

ARTICLE IV GENERAL REGULATIONS AND DESIGN SECTION 9 ENTRANCE REQUIREMENTS AND SPECIFICATIONS SUBSECTION 1. The purpose of this ordinance is to reference Evansville Metropolitan Planning Organization Access Standards Manual.

ARTICLE V STREET AND UTILITY IMPROVEMENTS SECTION 4 MINIMUM STANDARDS FOR STREET AND HIGHWAY CONSTRUCTION SUBSECTION (2). The purpose of this ordinance is to amend rural road minimum pavement width from 26 to 22'.

ARTICLE V STREET AND UTILITY IMPROVEMENTS SECTION 4 MINIMUM STANDARDS FOR STREET AND HIGHWAY CONSTRUCTION SUBSECTION (2). The purpose of this ordinance is to add rigid type pavement requirements.

ARTICLE V STREET AND UTILITY IMPROVEMENTS SECTION 4 MINIMUM STANDARDS FOR STREET AND HIGHWAY CONSTRUCTION SUBSECTION 6. The purpose of this ordinance is to add rural road requirements.

ARTICLE V STREET AND UTILITY IMPROVEMENTS SECTION 5 CURBS AND GUTTERS SUBSECTION 1. The purpose of this ordinance is to change minimum gutter grade from .5% to .75%.

ARTICLE V STREET AND UTILITY IMPROVEMENTS SECTION 7 STORM DRAINAGE SUBSECTION 2. The purpose of this ordinance is to change minimum gutter grade from .5% to .75%.

ARTICLE V STREET AND UTILITY IMPROVEMENTS SECTION 7 STORM DRAINAGE SUBSECTION 3. The purpose of this ordinance is to change minimum grade for drainage ways from .5% to 1%.

ARTICLE V STREET AND UTILITY IMPROVEMENTS SECTION 7 STORM DRAINAGE BY ADDING SUBSECTION 7. The purpose of this ordinance is to add drainage swale requirements.

OTHER BUSINESS:

PP-20-04: Victoria National Club Commons Lot 3 PUD: Amend approval from February 10, 2020.

Complaint: Dave Stephenson - 8577 Hanover Drive: Continued from August 10, 2020, September 10, 2020, and October 12, 2020 meetings.

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS: